

DEVELOPMENT SERVICES DEPARTMENT

County of
EL DORADO

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MEMORANDUM

DATE: December 4, 2007
TO: Zoning Administrator
FROM: Michael C. Baron-El Dorado County Planning Services
SUBJECT: P07-0001/Jack and Susan Myers-Addendum to Staff Report

Agenda of: December 19, 2007
Item #: 4.a.

Planning staff recommends that the Zoning Administrator allow the following amendments to the staff report:

1. Amend the project **Request** to include the following Design Waiver requests:
 - a. Request for a reduction of onsite road and frontage improvements along Sierrama Road from 24 feet to 18 feet with 2 foot shoulders.
 - b. Request to eliminate the requirement to align Joy Lane with the proposed access road.
2. Amend the **Project Description** to read as follows:

Project Description: The parcel map would create three parcels, one acre each, from a three acre parcel. ~~The Department of Transportation has requested that road improvements be required along the project frontage on Sierrama. A roadway would be constructed to provide access to the parcels from Sierrama Road. and has been conditioned to align with Joy Lane. Design Waivers have been requested to reduce the onsite road and frontage improvements along Sierrama Road from 24 feet to 18 feet with 2 foot shoulders and to eliminate the requirement to align Joy Lane with the proposed access road.~~

The Department of Transportation has requested that road improvements be required along the project frontage on Sierrama. A roadway would be constructed to provide access to the parcels from Sierrama Road. and has been conditioned to align with Joy Lane. Design Waivers have been requested to reduce the onsite road and frontage improvements along Sierrama Road from 24 feet to 18 feet with 2 foot shoulders and to eliminate the requirement to align Joy Lane with the proposed access road.

3. Add the following **Design Waiver Discussion** and **Summary** to the staff report:

Design Waiver(s) Discussion: Design Waivers have been requested for a reduction of onsite road improvements from a 24 foot paved roadway to an 18 foot wide roadway with 2 foot shoulders. A Design Waiver request has also been submitted requesting a waiver to eliminate the requirement that the proposed access road align with Joy Lane. Section 16.08.020(A)(2) of the El Dorado County Sub-division Ordinance requires that four specific findings be made in order to approve a Design Waiver. These four findings are noted in Attachment 2.

Summary: The Department of Transportation has provided conditions of approval to reflect the requested Design Waivers, and supports the requests.

4. Add the following statement under the **Environmental Review** section of the staff report:

No changes to the originally circulated Negative Declaration are necessary because approval of the proposed Design Waivers would reduce road widths and potential negative environmental impacts.

5. Amend the project **Recommendation** as follows:

RECOMMENDATION

Staff recommends the Zoning Administrator take the following action:

1. Adopt the Negative Declaration based on the Initial Study; and
2. Approve P07-0001 as the required findings can be made as noted in Attachment 2 based on the analysis in the staff report and the conditions itemized in Attachment 1.
3. Approve the following Design Waivers, with the findings as noted in Attachment 2:
 - a. Request for a reduction of onsite road and frontage improvements along Sierrama Road from 24 feet to 18 feet with 2 foot shoulders.
 - b. Request to eliminate the requirement to align Joy Lane with the proposed access road.

6. Amend **Planning Services Condition of Approval** number four to read as follows:
 4. The applicant shall submit a request for ~~be required to pay~~ Park-in-Lieu fees ~~of \$150.00 payable to El Dorado County appraisal to Planning Services, with a check for \$150.00 made out to the El Dorado County Assessor; upon completion of appraisal, the applicant must pay the park fee,~~ pursuant to El Dorado County Subdivision Ordinance Chapter 16.12.090, to the El Dorado County Parks and Recreation Department, and shall submit the receipt to the El Dorado County Office of the County Surveyor prior to filing of the parcel map

7. Amend **Department of Transportation Conditions of Approval** to read as follows:
 6. The applicant shall widen the on-site roadway to a width of 18 ~~28~~ feet with 2 foot shoulders on each side with a double chip seal surface or better with no parking signs on both sides of the proposed road according to the provisions of El Dorado County Standard Plan 101CB, without sidewalks. ~~The applicant shall align this roadway intersection opposite Joy Lane.~~ The improvements shall be substantially completed, to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to filing ~~recording~~ the parcel map.

 7. The applicant shall ~~re-align~~ construct an encroachment from the proposed roadway onto Sierrama Drive ~~the existing driveway for the adjacent parcel (APN 070-180-45) to provide access to this parcel from the on-site access roadway. This encroachment shall be constructed to the provisions of County Standard Plan 103A1 and shall be placed at a minimum of 25 feet from the Sierrama Drive encroachment return.~~ The applicant shall provide an access easement through the applicant's property for access to APN 070-180-45. The improvements shall be substantially completed, to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to filing the parcel map.

 8. The applicant shall provide a turn around at the end of the on-site access roadway to the provisions of County Standard Plan 114. The improvements shall be substantially completed, to the approval of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to filing ~~recording~~ the parcel map.

9. The applicant shall obtain an encroachment permit from the Department of transportation and shall construct the roadway encroachment from the on-site access roadway to Sierrama Drive to the provisions of County Standard Plan 103D, prior to filing ~~recording~~ the parcel map.
10. The applicant shall designate a 50 ~~60~~ foot wide road and public utility easement (R& PUE) for the on-site access roadway and the required easement for the associated turn-around, prior to filing ~~recording~~ the parcel map.
11. The applicant shall form and/or verify the existence of an entity, to the satisfaction of the Department of Transportation, for maintenance of all on-site roads and/or drainage facilities not maintained by the County, which is required for the access to Meder Road, prior to filing ~~recording~~ the parcel map.
12. The applicant shall enter into an Improvement Agreement with the County and provide security to guarantee performance of the Improvement Agreement as set forth within the County of El Dorado Subdivision Ordinance, prior to filing ~~recording~~ the parcel map.
13. If site improvements are to be made, the applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department of Transportation for review and approval. The plan shall be in conformance with the County of El Dorado "Design and Improvement Standards manual," the "Grading, Erosion and Sediment Control Ordinance," the "Drainage Manual," the "Off Street Parking and Loading Ordinance," and the State of California Handicapped accessibility Standards.
14. The applicant shall provide a soils report at time of improvement plan or grading permit application addressing, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.
15. Any import or export to be deposited within El Dorado County shall require an additional grading permit for that offsite grading.
16. The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation.

17. Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to the Department of Transportation with the approved drainage and geotechnical reports in PDF format and the approved record drawings in TIF format.
8. Amend the **Findings** to include additional findings for approval of Design Waivers as follows:

3.0 Findings for Approval of Design Waivers

Request for a reduction of onsite road and frontage improvements along Sierrama Road from 24 feet to 18 feet with 2 foot shoulders and eliminate the requirement to align Joy Lane with the proposed access road.

- 3.1. **There are special conditions for circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver.**

The existing portion of the onsite road (Sierrama Road) is 18 feet wide with 2 foot shoulders which is consistent with California State Responsibility Area State Fire Safe Regulations. Requiring the applicant to align the proposed road with Joy Lane would require the removal of significant rock outcroppings as well as additional oak canopy removal.

- 3.2. **Strict application of County design and improvement requirements would cause extraordinary and unnecessary hardship in developing the property.**

The increased improvements will require more extensive grading and drainage work with increased impacts to an area that is sensitive to soil disturbance. There are rock outcroppings drainage ditches, fences, and utilities along both sides of the on-site and off-site portions of Sierrama Road.

- 3.3. **The adjustment or waiver(s) would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public.**

The design waiver request reduces the road improvements to 18 feet with 2 foot shoulders and does not require the proposed access road to align with Joy Lane. The proposed road width is consistent with State Responsibility Area Fire Safe Regulations. The El Dorado County Fire

Protection District has required that the project meet all the requirements of the State Responsibility Area Fire Safe Regulations.

3.4. This waiver(s) would not have the effect of nullifying the objectives of Article II of Chapter 16 of the County Code or any other ordinance applicable to the division.

A reduction in road width and alignment is consistent with *Title 17* of the *Zoning Ordinance, General Plan, California State Responsibility Area Fire Safe Regulations*.